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Former Sheepfold, Entirely Renovated, In The Heart Of The Scrubland Of...

Rosis , **Herault** , **Occitanie**



€265,680

inc. of agency fees

3 Beds

2 Baths

Hamlet with no shops at 900 m altitude, 20 minutes from Lamalou les Bains (town with all amenities), 20 minutes from St Gervais sur Mare and Herepian,...

At a Glance

Reference MFH-LFR-R289000E

Bed 3

Near to Rosis

Bath 2

Pool No

Price €265,680

Land Tax N/A

Property Description

Hamlet with no shops at 900 m altitude, 20 minutes from Lamalou les Bains (town with all amenities), 20 minutes from St Gervais sur Mare and Herepian, 20 minutes from Gorges d'Heric, 1 hour from Beziers and around 1h15 from the beaches, 1h30 from Montpellier.

Nestling in the heart of a famous hamlet of resistance fighters, this superb stone house, a former sheepfold, offers 110 m² of living space, including 3 bedrooms and 2 bathrooms. Every detail has been carefully restored to preserve the authenticity and charm of the old, while offering modern comforts. This beautiful property, with its lovely terrace and uninterrupted views, promises total immersion in the history and natural beauty of the region. Perfect for lovers of tranquillity and authenticity!

Ground = Entrance via 20 m² terrace + 11 m² fitted kitchen (upper and lower units, hob, extractor fan, sink, oven, fridge, dishwasher) + 14.3 m² dining room with open fireplace + 27.4 m² sitting room + 4.5 m² hall with outside access + 22 m² vaulted cellar converted into storeroom/laundry room.

1st (Part A) = 16 m² en suite bedroom with 4 m² dressing room/study area and 6 m² bathroom (bath, washbasin, WC).

1st (Part B) = 2 bedrooms of 9.6 m² and 14 m² + shower room of 2.8 m² (shower, washbasin, WC).

Outside = 15 m² terrace.

Miscellaneous = Central heating with heat pump in the main house and electric heaters upstairs + fireplaces + property tax of about 550 Euros + estimated amount of annual energy consumption for standard use: between 2050 Euros and 2830 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + quality materials + superb slate roofs.

Price = 265.680 Euros (For lovers of peace and quiet, history and stone !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 66965

Property Size: 110 m2

Bedrooms: 3

Bathrooms: 2

Reference: R289000E

Other Features

Immediately Habitable

Outside space

Terrace

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€265,680

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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S. and L. BROWN



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